

# LA JOLLA COLLECTIVE

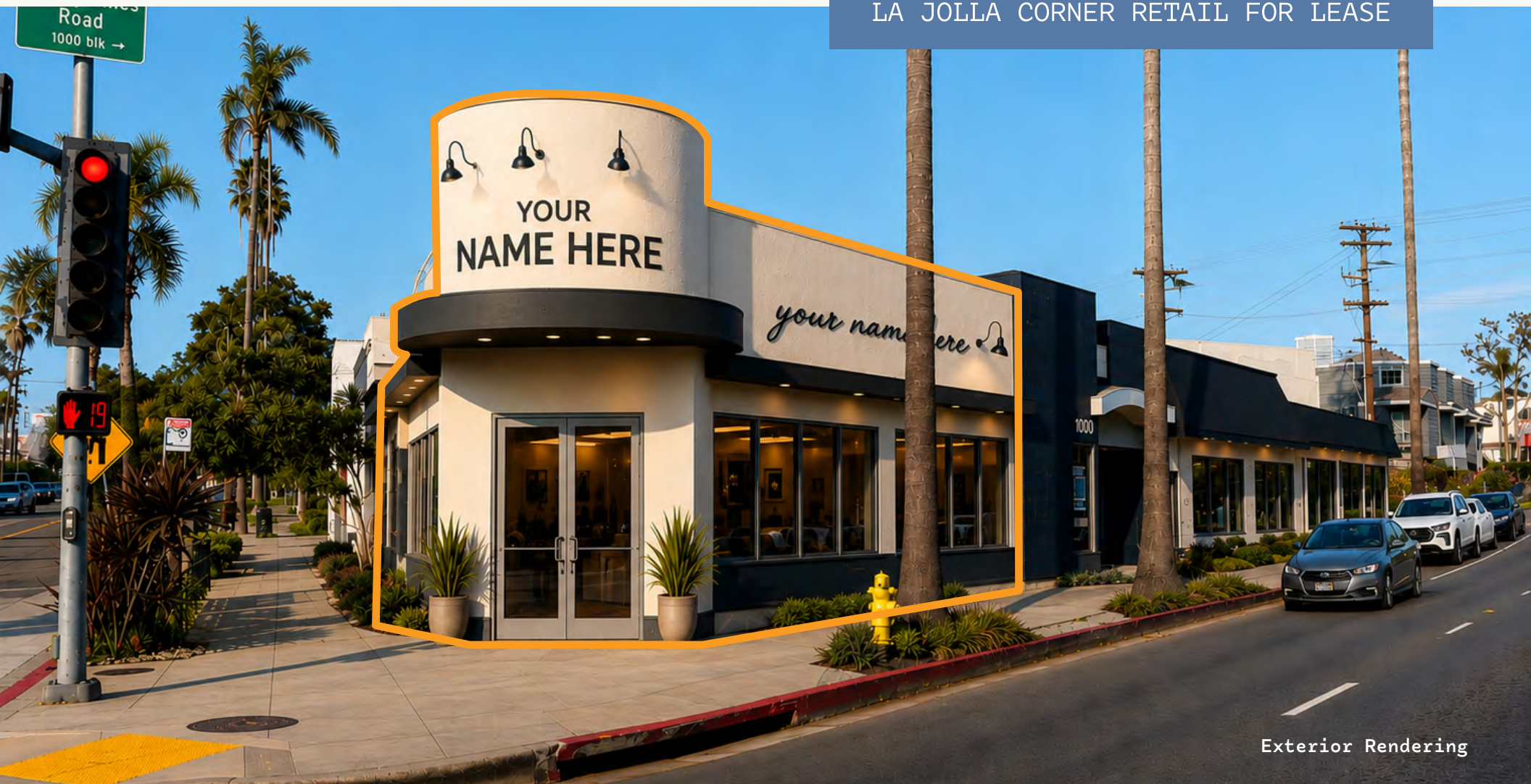


7603 GIRARD AVE, LA JOLLA, CA 92037



±1,213 SF  
Available Now

LA JOLLA CORNER RETAIL FOR LEASE



Exterior Rendering

# THE PROPERTY

Urban Property Group is pleased to present a prime retail opportunity in La Jolla. Situated in the heart of this high-end coastal community, the property offers a rare chance to establish a presence in one of San Diego's most desirable neighborhoods. Take advantage of the strong demand and vibrant energy of this iconic coastal destination.

## THE DETAILS

7603 Girard Ave  
±1,213 SF  
Available Now



Exceptional corner retail space in the heart of La Jolla, one of San Diego's most affluent and high-traffic communities.

Prime visibility with outstanding signage opportunities—over 25,500 vehicles pass daily.

Directly across from the Girard Lofts, Pavillions, and The Lot, capturing consistent foot and vehicle traffic.

Located on Girard Ave, La Jolla's most coveted retail corridor, home to premier retailers including Lululemon, Aviator Nation, and Ralph Lauren.

Situated in one of San Diego's most walkable neighborhoods, surrounded by a dense population of residents and visitors.

Just minutes from the beach, fine dining, art galleries, and a variety of lifestyle amenities, ensuring strong local engagement.

A rare opportunity to secure a high-profile retail presence in La Jolla's thriving coastal market.



# JOIN THE LA JOLLA ENERGY



La Jolla is a scenic coastal community buzzing with activity, where world-class dining, boutique shopping, art galleries, and year-round events draw locals and visitors alike. This is a neighborhood with a built-in audience – a place where foot traffic, luxury demographics, and coastal charm converge.

Position your business along iconic Girard Avenue and tap into the vibrant lifestyle, strong local spending power, and dynamic atmosphere that defines La Jolla Village. Here, every day brings new opportunities to connect, engage, and thrive in one of San Diego’s most beloved destinations.

La Jolla,  
The Jewel of San Diego

- 1 Floral Palette
- 2 Parisien Gourmandises
- 3 The Shade Store
- 4 Rove Concepts
- 5 Trilogy Sanctuary
- 6 Balanced Fitness & Health
- 7 Lavish
- 8 Isola Pizza Bar
- 9 Java Earth
- 10 Marketplace Grille
- 11 Himitsu
- 12 Hair Sensation
- 13 Little Love
- 14 Albina Browtique
- 15 Cup of Bloom
- 16 Bridget’s Blooms
- 17 Fruittitude



The neighborhood of La Jolla benefits from convenient access to restaurants, shopping, La Jolla cove, Bird Rock, and Torrey Pines. Additionally, the area has a Walkscore of 99 out of 100, meaning this location is a Walker’s Paradise and most errands and amenities can be accessed on foot.

# BY THE NUMBERS

Beyond its coastal scenery and lively village atmosphere, La Jolla stands out for the impressive metrics that drive its local economy. The community benefits from one of San Diego's most affluent residential populations, strong year-round tourism, and exceptionally high visitor spending. Consistently high hotel performance, a steady influx of regional and international travelers, and a diverse calendar of cultural attractions all contribute to the area's dynamic marketplace. These numbers underscore La Jolla's position as one of San Diego's most vibrant and economically robust coastal destinations.



La Jolla is consistently ranked among the top beach destinations in the world.

## 20+ ANNUAL EVENTS

- La Jolla Art & Wine Festival
- La Jolla Concours d'Elegance
- La Jolla Music Society SummerFest
- San Diego Spirits Festival
- Secret Garden Tour of La Jolla
- La Jolla Festival of the Arts & Food Faire
- La Jolla Half Marathon & 5K
- La Jolla Cove Swim
- Junior Olympics
- Runner's Expo
- Kiwanis Pancake Breakfast
- Concerts by the Sea
- First Friday Art Walk
- La Jolla Village Art Walk
- La Jolla Open Aire Farmers Market
- Tidepooling Adventures @ Birch Aquarium
- Seasonal Whale Watching
- Fourth Friday Jazz Series
- Opera Wednesday
- La Valencia Tree Lighting
- La Valencia Holiday High Tea
- La Valencia Santa's Storytime Brunch



Hotel Rooms

28,000+



Restaurants to Try

100+



Sunny Days

266



Merchants

1,200+

|                    | 1 Mile    | 2 Mile    | 3 Mile    |
|--------------------|-----------|-----------|-----------|
| Population (2025)  | 11,918    | 25,512    | 55,363    |
| Population (2030)  | 12,508    | 26,435    | 56,628    |
| Daytime Employment | 15,202    | 19,812    | 29,128    |
| Households         | 5,676     | 11,111    | 24,445    |
| Avg. HH Income     | \$167,260 | \$180,499 | \$175,246 |
| Consumer Spending  | \$226.4M  | \$480.6M  | \$1B      |

# DISCOVER LA JOLLA

La Jolla, a coastal gem just 20 minutes from downtown San Diego, feels like its own destination. This enclave combines white-sand beaches, ocean adventures, and a walkable village filled with shops, cafés, and upscale hotels. Celebrated worldwide for its breathtaking coastline and refined yet relaxed atmosphere, La Jolla blends natural beauty with cultural depth. Its oceanfront outlooks, distinctive boutiques, galleries, and acclaimed dining create an environment that feels both vibrant and effortlessly sophisticated. With its signature mix of recreation, artistry, and coastal charm, La Jolla offers an experience that stands apart and stays memorable.

"Tourist spending in San Diego sets a new record. La Jolla businesses look for a very busy year."



## DINE

La Jolla's dining scene blends oceanfront elegance with neighborhood charm, offering everything from chef-driven restaurants to casual cafés and gourmet grab-and-go options throughout the Village.

## PLAY

Explore La Jolla's coastal trails, beaches, galleries, boutiques, and lively event calendar—where outdoor adventure, cultural experiences, and local shopping create endless ways to spend the day.

## STAY

With boutique hotels, historic icons, and luxury oceanfront resorts, La Jolla offers a range of inviting places to unwind, each providing easy access to the Village and the community's signature coastal beauty.



Duke's



DUKE'S



SUGAR and SCRIBE  
LA JOLLA

Puesto

MARISI

COVE HOUSE  
LA JOLLA, CA

THE  
COTTAGE  
EST. 1992

THE  
BIRDSEYE  
ROOFTOP — RESTAURANT — BAR

Catania  
COASTAL ITALIAN

# LA JOLLA COLLECTIVE

*m*

upgsocal.com  
858 874 1989



SIGNATURE  
LA JOLLA RETAIL  
FOR LEASE

**Cam Lacey**

cam@upgsocal.com  
Lic No 01955796

**Serena Patterson**

Serena@upgsocal.com  
Lic No 01721040



Exterior Rendering

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